



Symonds
& Sampson

5 Mellstock Avenue
Dorchester, Dorset

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Dorchester, Dorset
DT1 2BE

An extended six-bedroom detached home occupying a private corner plot in sought-after Manor Park, with versatile living accommodation, landscaped gardens, detached garage and ample parking.



- Six-bedroom detached family home
- Extended by CG Fry, in excellent order
 - Corner plot with private garden
 - Detached garage and two driveways
 - Spacious kitchen with granite surfaces
 - Principal suite with en-suite shower
- Study/sixth bedroom with adjoining shower room
 - Sought-after Manor Park location

Guide Price **£775,000**

Freehold

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THE PROPERTY

A beautifully presented six-bedroom detached house, subsequently extended by CG Fry and thoughtfully adapted by the current owner to future-proof the accommodation, including a purpose-built ground floor bedroom/study with en suite shower room, ideal for multi-generational living.

Occupying a well-maintained corner plot, the property benefits from a detached garage, two separate driveways and ample parking. Situated in a highly desirable location within easy reach of the town centre and local schooling, this light and spacious home offers versatile, well-proportioned accommodation with an easy flow throughout.

ACCOMMODATION

A generous entrance porch leads into the welcoming hallway, featuring a woodblock floor which extends into the sitting room. This attractive reception room enjoys a double aspect, including a side bay window, together with wall lights, a fireplace with hearth and multi-burning stove, TV connection and double doors opening into the dining room. The dining room offers flexibility as either a formal entertaining space or playroom and benefits from patio doors opening onto the garden.

The kitchen/breakfast room is fitted with a tiled floor and offers ample space for a table and chairs. There are fitted bookshelves and ceiling downlights, whilst the kitchen itself is fitted with a range of cupboards and drawers beneath granite work surfaces with a double bowl sink. Integrated appliances include a gas hob with extractor over, electric double oven and dishwasher, together with space for a freestanding fridge/freezer. Of particular note is the walk-in pantry providing excellent storage.

A glazed door leads into the utility room, fitted with matching cupboards and work surfaces with sink and drainer, together with space for a washing machine and tumble dryer.

At the front of the house is a dual-aspect ground floor bedroom (Bedroom 6), currently used as a study, with an adjoining en-suite shower room. This versatile space is ideal for guest accommodation or multi-generational living.

On the first floor there are five bedrooms. Bedroom one is a generously sized principal bedroom with en-suite shower room. Bedrooms two and three are comfortable doubles, both benefitting from built-in wardrobes, whilst bedrooms four and five are single rooms with built-in cupboards. The spacious family bathroom is fitted with a classic white suite, complemented by tasteful fitted storage with inset sink and concealed cistern WC, together with a bath, separate shower, chrome heated towel rail and tiling to the floor and walls.

Further benefits include gas central heating, UPVC double glazing, a downstairs cloakroom and ample off-road parking.





OUTSIDE

The property enjoys a good degree of privacy, screened by established and well-maintained beech hedging. Occupying a level plot, the front garden is mainly laid to lawn with well-stocked flower and shrub borders, whilst the lawn continues to the side of the house, enclosed by secure railings and double gates.

A particular feature of the property is the excellent parking provision, with two separate driveways providing ample off-road parking and offering convenient, flexible access routes to the property.

The rear garden is private and attractively landscaped with a variety of shrubs and fruit trees. A patio adjoining the house and covered porch provide an ideal space for outdoor entertaining, whilst the remainder of the garden is arranged as an area of lawn. A generously sized summer house is tucked away in one corner overlooking the garden, and there is convenient access to the detached garage, which benefits from power, lighting and an electric up-and-over door.

SITUATION

This property is situated in the sought-after Manor Park area of Dorchester and is within easy reach of the town centre, which offers a comprehensive range of shopping and recreational facilities, including a leisure centre, library, restaurants, café/bars and cinemas, together with the popular Brewery Square development centred around its attractive fountain square.

The property falls within the catchment area for several highly regarded schools, while Dorset County Hospital is also nearby. Dorchester also offers a wide selection of sports clubs, including cricket, rugby, football, tennis and golf. For those who enjoy the outdoors, there are numerous footpaths and bridleways providing access to the beautiful surrounding countryside.

Dorchester South and Dorchester West railway stations provide direct services to London Waterloo and Bristol Temple Meads respectively. Cross-channel ferry services are available from the nearby ports of Poole and Weymouth.



DIRECTIONS

[what3words:///smarting.media.dashes](https://www.what3words.com/#!/smarting.media.dashes)

SERVICES

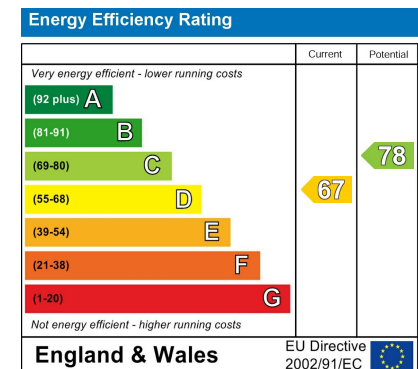
Mains water, electricity and drainage are connected.

Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)



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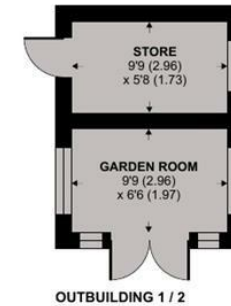
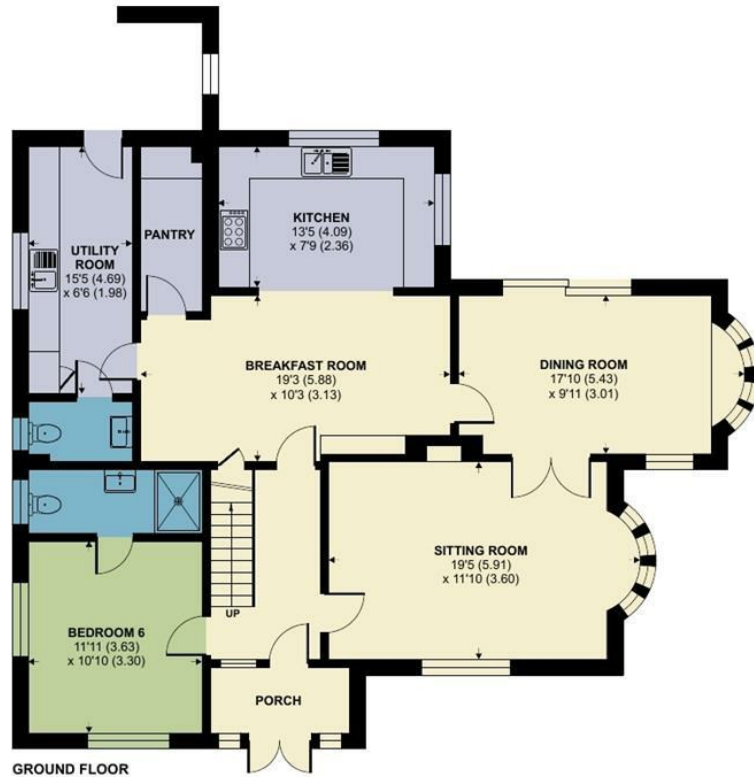
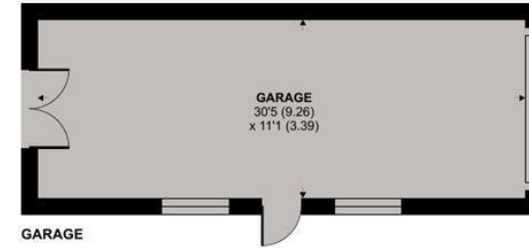
Approximate Area = 2233 sq ft / 207.4 sq m

Garage = 338 sq ft / 31.4 sq m

Outbuildings = 118 sq ft / 10.9 sq m

Total = 2689 sq ft / 249.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1453910



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